Karen Johnson Davidson County
Batch# 751496 DEEDWARR
11/09/2021 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20211109-0149249

Warranty Deed

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of November , 2021. Notary Public My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brette Lilyann Allison Jason Allison	New Owner(s)	104-02-0A-033.00-CO
201 Acklen Park Drive #33		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING, CO-EXECUTORS OF THE ESTATE OF ELIZABETH MEGGS BROWNING, AND BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING, CO-TRUSTEES OF THE ELIZABETH MEGGS BROWING FAMILY TRUST, AND BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING, DEVISEES UNDER THE WILL OF ELIZABATH MEGGS BROWNING** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETTE LILYANN ALLISON, A SINGLE WOMAN, AND JASON ALLISON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 33 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of said unit, together with an undivided 1/34 interest in all common areas.

Being the same property conveyed to U. Grant Browning by Warranty Deed from Union Development Company, Inc. of record in Book 6100, page 126, Register's Office for Davidson County, Tennessee, dated July 20, 1983 and recorded on July 22, 1983.

Being the same property conveyed to Elizabeth M. Browning by Quitclaim Deed from U. Grant Browning of record in Instrument No. 20081210-0119164 Register's Office for Davidson County, Tennessee, dated December 10, 2008 and recorded on December 10, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of November , 2021.

Estate of Elizabeth Meggs Browning

By: _____
Beverly Anne Browning, Co-Executor

Elizabeth Meggs Browning Family Trust

By: _____
Beverly Anne Browning, Co-Trustee

Devisee Under the Will of Elizabeth Meggs Browning

_____
Beverly Anne Browning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beverly Anne Browning, as Co-Executor of the Estate of Elizabeth Meggs Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2ND day of November , 2021.

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beverly Anne Browning, as Co-Trustee of the Elizabeth Meggs Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2ND day of November , 2021.

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beverly Anne Browning, Devisee under the will of Elizabeth Meggs Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of November, 2021.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/2/2021.

D. Shayne Adair

11/2/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2 **day of** November, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

